

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #231 (2007-2008)

March 24, 2008

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: AWARD OF CONTRACT: TRUST AUTHORITY BUILDING  
RENOVATIONS PROJECT

*ASD Goal: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Ensure public accountability through effective consultation with community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.*

RECOMMENDATION:

It is the Administration's recommendation the School Board approve the selection of JKM General Contractors, LLC, as the Design/Builder for the Trust Authority Building Renovations Project and authorize the Superintendent to award a contract for the amount of \$329,613.

PERTINENT FACTS:

The School Board approved the use of the Design/Build delivery method to accomplish tenant improvements on January 28, 2008, ASD Memorandum #131 (2007-2008).

The available space at the Trust Authority Building (TAB) currently is not in the configuration that meets the programmatic needs of ACE/ACT. Accordingly, the Facilities Department has been working with the Special Education Department and Trust Land Office personnel to identify needs and space requirements. These tenant improvements are scheduled to be completed by August 1, 2008. At that time, the ACE program will be relocated from classroom spaces that are currently used at King Career Center.

A Request for Proposal for the Trust Authority Building Renovations project was issued on February 5, 2008. Three (3) responsive proposals were received on February 26, 2008.

The evaluation committee met on March 3, 2008, to review and evaluate the proposals. First, the committee scored the qualitative criteria consisting of company experience, experience on school projects, methods and approaches, staff and quality control. These factors comprised forty-nine percent of the final scoring. Second, the cost factor envelopes were opened and the cost scores were calculated based upon the formula in the Request for Proposal. The cost factor comprised fifty-one percent of the final scoring. In each case the lowest cost received the maximum points and each higher cost received a scaled, reduced percentage of points.

In this Best Value approach the overall highest score is considered the best combination of qualifications and cost for the project. JKM General Contractors, LLC received the highest combined score and is recommended to be selected as the Design/Builder.

The chart below indicates the summary of points assigned to each firm. The maximum possible scores are 245 for qualifications and 255 for cost.

Qualification Score			Cost Score			Combined Score		
Firm	Points	Rank	Firm	Points	Rank	Firm	Points	Rank
JKM General Contractors, LLC	167.80	3	JKM General Contractors, LLC	255.00	1	JKM General Contractors, LLC	422.80	1
SR Bales Construction, Inc.	195.00	2	SR Bales Construction, Inc.	226.95	2	SR Bales Construction, Inc.	421.95	2
Koht'aena Enterprises Company, LLC	205.60	1	Koht'aena Enterprises Company, LLC	191.25	3	Koht'aena Enterprises Company, LLC	396.85	3

The recommended proposer, JKM General Contractors, LLC, has met the evaluation criteria and has complied with all the standard requirements, including a Payment and Performance bond and necessary insurance. JKM General Contractors, LLC has had previous experience with the Anchorage School District, most recently as a general contractor on Clark Middle School Security Office Upgrades and Multi-Site (Kincaid & Fairview Elementary Schools) Door/Lock Upgrades. JKM General Contractors, LLC has previous experience with Design/Build projects, most recently accomplishing tenant improvements for the Anchorage Community Development Association.

Construction is scheduled to begin March 2008 with completion in August 2008.

BUDGET SUMMARY

Construction		\$329,613
Construction Contingency		32,962
Other Project Costs		<u>37,425</u>
	Total Project Funding	<u>\$400,000</u>

CERTIFICATION OF FUNDS:

Funds Description:

- (01) General Funds
- (106414) Major Maintenance Projects
  - ACE/ACT Tenant Improvement
- (3080) Contracted Services - Buildings

<u>Fund Source:</u>	<u>Fund</u>	<u>Account Code</u>	<u>Amount</u>
Major Maintenance Projects	01	106414-3080	<u>\$329,613</u>
ACE/ACT Tenant Improvement		Total:	<u>\$329,613</u>

CC/GV/PC/RA/MP/RM/CP/jg

Prepared by: Charlie Peters, Project Manager  
Rachel Molina, Project Support Analyst  
Mike Price, Construction Manager  
Ray Amsden, Director Facilities  
Pamela K. Chenier, Director Purchasing/Warehouse

Approved by: George Vakalis, Assistant Superintendent of Support Services

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ABSTRACT OF PROPOSALS

Commodity or Service:	<u>Trust Authority Building Renovations Project</u>
Proposals Reviewed:	<u>9:30 A.M., Anchorage Time March 3, 2008</u>
Number of Invitations Sent:	<u>Sixteen (16)</u>
Number of Responsive Proposals Received:	<u>Three (3)</u>
Number of Non-Responsive Proposals Received:	<u>None (0)</u>
Number of "NO PROPOSAL" Received:	<u>None (0)</u>
Advertising Date:	<u>Anchorage Daily News February 6, 8, &amp; 9, 2008</u>
Pre-Proposal Conference Held:	<u>10:30 A.M., Anchorage Time February 12, 2008</u>
Addendum Issued:	<u>Addendum #1 February 15, 2008</u>

ANCHORAGE SCHOOL DISTRICT  
PURCHASING DEPARTMENT  
Contracting Section  
1301 Labar Street  
Anchorage, Alaska 99515

TABULATION OF PROPOSALS

Opened: March 3, 2008, 9:30 A.M., Anchorage Time

Invitation: Trust Authority Building Renovations Project

PROPOSERS

1. SR Bales Construction, Inc.  
1200 E. 76<sup>th</sup> Ave, #1223  
Anchorage, AK 99518
2. JKM General Contractors, LLC  
1884 East 3<sup>rd</sup> Avenue, Suite 201  
Anchorage, AK 99501
3. Koht'aene Enterprises Company, LLC  
240 E. Tudor Rd., Suite 210  
Anchorage, AK 99503